063.0	0004	0005.C	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,500 /	819,500
					USE VALUE:	819,500 /	819,500
					ASSESSED:	819,500 /	819,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOSTON EDISON CO
Owner 2:	PROPERTY TAX DEPT
Owner 3:	
Street 1:	PO BOX 270
Street 2:	
Twn/City:	HARTFORD
St/Prov:	CT Cntry: Own Occ: N
Postal:	06141 Type:

PREVIOUS OWNER

Owner 1:	BOSTON EDISON COMPANY -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,570 Sq. Ft. of land mainly classified as Elec-Sub with a Util. Bldg. Building built about 1900, having primarily Brick Exterior and 3916 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
424	6570.000	244,300	36,400	538,800	819,500
Total Card	0.151	244,300	36,400	538,800	819,500
Total Parcel	0.151	244,300	36,400	538,800	819,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 209.27 | /Parcel: 209.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0005.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	424	FV	244,300	36400	6,570.	530,000	810,700	810,700	Year End Roll	12/18/2019
2019	424	FV	213,700	36400	16,570.	690,700	940,800	940,800	Year End Roll	1/3/2019
2018	424	FV	213,700	36400	16,570.	616,700	866,800	866,800	Year End Roll	12/20/2017
2017	424	FV	213,700	36400	16,570.	542,700	792,800	792,800	Year End Roll	1/3/2017
2016	424	FV	213,700	36400	16,570.	407,000	657,100	657,100	Year End	1/4/2016
2015	424	FV	198,300	36500	16,570.	370,000	604,800	604,800	Year End Roll	12/11/2014
2014	424	FV	198,300	36500	16,570.	370,000	604,800	604,800	Year End Roll	12/16/2013
2013	424	FV	198,300	36500	16,570.	370,000	604,800	604,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	5134-4		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2003	322	Manual	29,115	C				footings for steel

ACTIVITY INFORMATION

Date	Result	By	Name
3/2/2017	I & E Return	EMK	Ellen K
3/16/2009	Measured	197	PATRIOT
7/25/2005	Inspected	BR	B Rossignol
6/3/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
424	Elec-Sub		6570		Sq. Ft.	Site		0	30.5	2.69	CA									538,843						538,800	

Total AC/HA: 0.15083 | Total SF/SM: 6570 | Parcel LUC: 424 | Elec-Sub | Prime NB Desc: COMM AVG | Total: 538,843 | Spl Credit | Total: 538,800

User Acct

40869

GIS Ref

GIS Ref

Insp Date

03/16/09

!5506!

PRINT

Date	Time
12/10/20	20:23:25

LAST REV

Date	Time
10/07/19	10:10:35

mmcmakin

5506

USER DEFINED

Prior Id # 1:	40869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	59 - Util. Bldg.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	45.00
Size Adj.:	1.05536258
Const Adj.:	0.95771348
Adj $ / SQ:	45.483
Other Features:	7500
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375821
Depreciation:	131537
Depreciated Total:	244284

COMMENTS

1900 EST MEAS FEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	80.51
Special Features:	0	Val/Su Net:	41.59
Final Total:	244300	Val/Su SzAd	62.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,958	13.640	26,717
FFL	First Floor	1,958	45.480	89,056
SFL	Second Floor	1,958	45.480	89,056

Net Sketched Area:	5,874	Total:	204,829

Size Ad	3916	Gross Are	5874	FinArea	3916

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

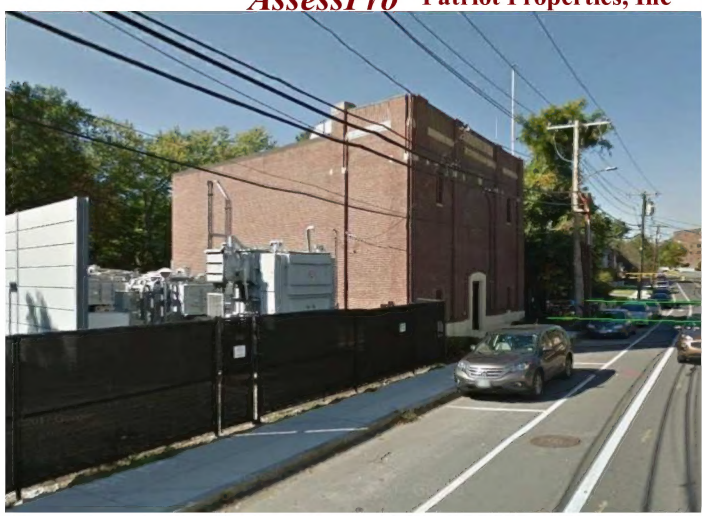
SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0004-0005.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A4	SOUND WALL	D	Y	1	48x16	V	AV	2005	30.00	T	0	424			34,600			34,600
88	Fence-6	D	Y	1	300	A	AV	1980	8.50	T	31.2	424			1,800			1,800

More:	N	Total Yard Items:	36,400	Total Special Featues:		Total:	36,400

IMAGE

AssessPro Patriot Properties, Inc